

## Preliminary land Use Service (PLUS)

**Delaware State Planning Coordination**

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

[www.state.de.us/planning](http://www.state.de.us/planning)  
[www.dnrec.state.de.us/dnrec2000/](http://www.dnrec.state.de.us/dnrec2000/)  
[www.dnrec.state.de.us/DNRECeis/](http://www.dnrec.state.de.us/DNRECeis/)  
[datamil.udel.edu/](http://datamil.udel.edu/)  
[www.state.de.us/deptagri/](http://www.state.de.us/deptagri/)

1. Project Title/Name: Comprehensive Plan Amendment for 1021 College Rd.: Ashburn & Son, Inc.

2. Location: 1021 College Road, Dover

3. Parcel Identification #: ED-05-67.00-035.000.000

4. County or Local Jurisdiction Name: Dover

5. Owner's Name: Mary McKee

Address: 1021 College Road

City: Dover

State: DE

Zip: 19901

Phone: 203.674.8100

Fax: N/A

Email: N/A

6. Applicant's Name: City of Dover Department of Planning & Inspections

Address: City Hall, 15 E. Loockerman Street

City: Dover

State: DE

Zip: 19901

Phone: 302.736.7010

Fax: 302.736.4217

Email: jgalvin@dover.de.us

7. Engineer/Surveyor Name: Greg Scott, Scott Engineering

Address: 872 A Walker Road

City: Dover

State: DE

Zip: 19904

Phone: 302.736.3058

Fax: 302.736.3059

Email:  
gscott@scottengineering.com

8. Please Designate a Contact Person, including phone number, for this Project: Jim Galvin, Director, 736.7010

<b>Information Regarding Site:</b>	
9. Area of Project(Acres +/-): <b>5.7 acres</b>	
10. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input checked="" type="checkbox"/> Community <input type="checkbox"/> Developing <input type="checkbox"/> Environmentally Sensitive <input type="checkbox"/> Secondary Developing <input type="checkbox"/> Rural	
11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications." <b>None</b>	
12. Present Zoning: R-8	13. Proposed Zoning: C-PO
14. Present Use: <b>Vacant Land</b>	15. Proposed Use: <b>Office Building</b>
16. If known, please list the historical and former uses of the property , and any known use of chemicals or hazardous substances: <b>Vacant Farm Land</b>	
17. Comprehensive Plan recommendation: Medium Density Residential If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input type="checkbox"/>  Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input checked="" type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/> Low Density <input type="checkbox"/>	
18. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name:  What is the estimated water demand for this project? <b>Low</b>  How will this demand be met? <b>City of Dover Municipal Water System</b>	
19. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: <b>City of Dover Municipal System</b>	
20. If a site plan please indicate gross floor area: Rezoning Request	
21. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use <b>N/A</b>	
22. If residential, indicated the number of number of Lots/units: <b>N/A</b> Gross Density of Project: Net Density  Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

23. If residential, please indicate the following: **N/A**

Number of renter-occupied units:

Number of owner-occupied units:

Target Population (check all that apply): **N/A**

Renter-occupied units

☐ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☐ First-time homebuyer – if checked, how many units

☐ Move-up buyer – if checked, how many units

☐ Second home buyer – if checked, how many units

☐ Active Adult (Check only if entire project is restricted to persons over 55)

24. Present Use: % of Impervious Surfaces: **2.5**

Square Feet: **6000**

Proposed Use: % of Impervious Surfaces: **25**

Square Feet: **50,000 +/-**

25. What are the environmental impacts this project will have? **None Anticipated**

How much forest land is presently on-site? **None** How much forest land will be removed? **None**

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☒ No

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map. **Development will be required to handle runoff on site.**

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☐ Yes ☒ No

Are the wetlands: ☐ Tidal Acres **N/A**

☐ Non-tidal Acres

If "Yes", have the wetlands been delineated? ☐ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☐ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☐ No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☐ Yes ☐ No

28. Are there streams, lakes, or other natural water bodies on the site? ☐ Yes ☒ No

If the water body is a stream, is it: ☐ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☐ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☐ No If "Yes", please describe :

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  If yes, please list name:
30. List the proposed method(s) of stormwater management for the site: <b>Storm Drain System</b>  Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): <b>Storm Drain System</b>  Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input type="checkbox"/> No
31. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If "Yes," how much?    Acres <b>1,000</b> Square Feet  What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? <b>Passive Recreation, Employee Picnic Area</b>  Where is the open space located?    Unknown  Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If "Yes," what are they?
33. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If "Yes," what are they?
34. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Acres on-site that will be permanently protected  Acres on-site that will be restored  Acres of required wetland mitigation  Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed  Buffers from wetlands, streams, lakes, and other natural water bodies
35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <b>None Anticipated</b>
36. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season <b>100</b>  What percentage of those trips will be trucks, excluding vans and pick-up trucks? <b>3</b>
37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. <b>2 lanes , small shoulders</b>

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. Easement is Required from property to the North, Emerald Point to this property. This developer evidently does not wish to consider this.
40. Are there existing or proposed sidewalks? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; bike paths <input type="checkbox"/> Yes <input type="checkbox"/> No <b>Unknown</b>  Is there an opportunity to connect to a larger bike/pedestrian network? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
41. Is this site in the vicinity of any known historic/cultural resources or sites <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Has this site been evaluated for hisbric and/or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Will this project affect, physically or visually, any historic or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," please indicate what will be affected (Check all that apply)  <div style="margin-left: 20px;"> <input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.)  <input type="checkbox"/> Sites (archaeological)  <input type="checkbox"/> Cemetery         </div>  Would you be open to a site evaluation by the State Historic Preservation Office? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
42. Are any federal permits, licensing, or funding anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please List them: <b>It will generate solid waste related to office uses</b>
44. Please make note of the time-line for this project: May 2004 through June 2006
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.   <div style="display: flex; justify-content: space-between;"> <div style="width: 40%;">           _____            Signature of Applicant         </div> <div style="width: 40%; text-align: center;"> <u>3 May, 2004</u>            Date         </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 40%;">           _____            Signature of Person completing form            (If different than property owner)         </div> <div style="width: 40%; text-align: center;">           _____            Date         </div> </div>
This form should be returned to the Office of State Planning electronically at <a href="mailto:Dorothy.morris@state.de.us">Dorothy.morris@state.de.us</a> along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. <b>Please be sure to note the contact person</b> so we may schedule your request in a timely manner.

May 3, 2004

Connie Holland, Director  
Office of State Planning Coordination  
540 S. DuPont Highway, Ste. 7  
Dover, Delaware 19901

RE: City of Dover PLUS Review Request 2  
Inconsistent Rezoning Request: 1021 College Road: Tony Ashburn & Son, Inc.

Dear Ms. Holland:

The City of Dover has received a request to rezone the property at 1021 College Road, One parcel West of McKee Road (McKee Crossing). The property was identified as Medium Density Residential in our Comprehensive Plan Land Development Map and is zoned R-8, One Family Residential. The request is to Zone it as Commercial Professional Office (CPO).

The Department of Planning and Inspections does not support this application for Rezoning. The adjacent property to the North is a recently approved One Family subdivision. This site has been the subject of a previous rezoning request that was ultimately withdrawn. In the interest of allowing the applicant fair hearing before the Planning Commission and the City Council and in compliance with the provisions of the City's MOU with the State Planning Office, we are submitting this request for review under the Preliminary Land Use Services (PLUS) process.

I have included the PLUS Application Form and a copy of the Land Development Plan Map 11-1 that was part of the Comprehensive Plan.

I look forward to meet with you and the review committee to discuss this concept. If you have any questions or concerns, please contact me at 736.7012 at your convenience.

Thank you for your consideration and assistance with this matter.

Sincerely,

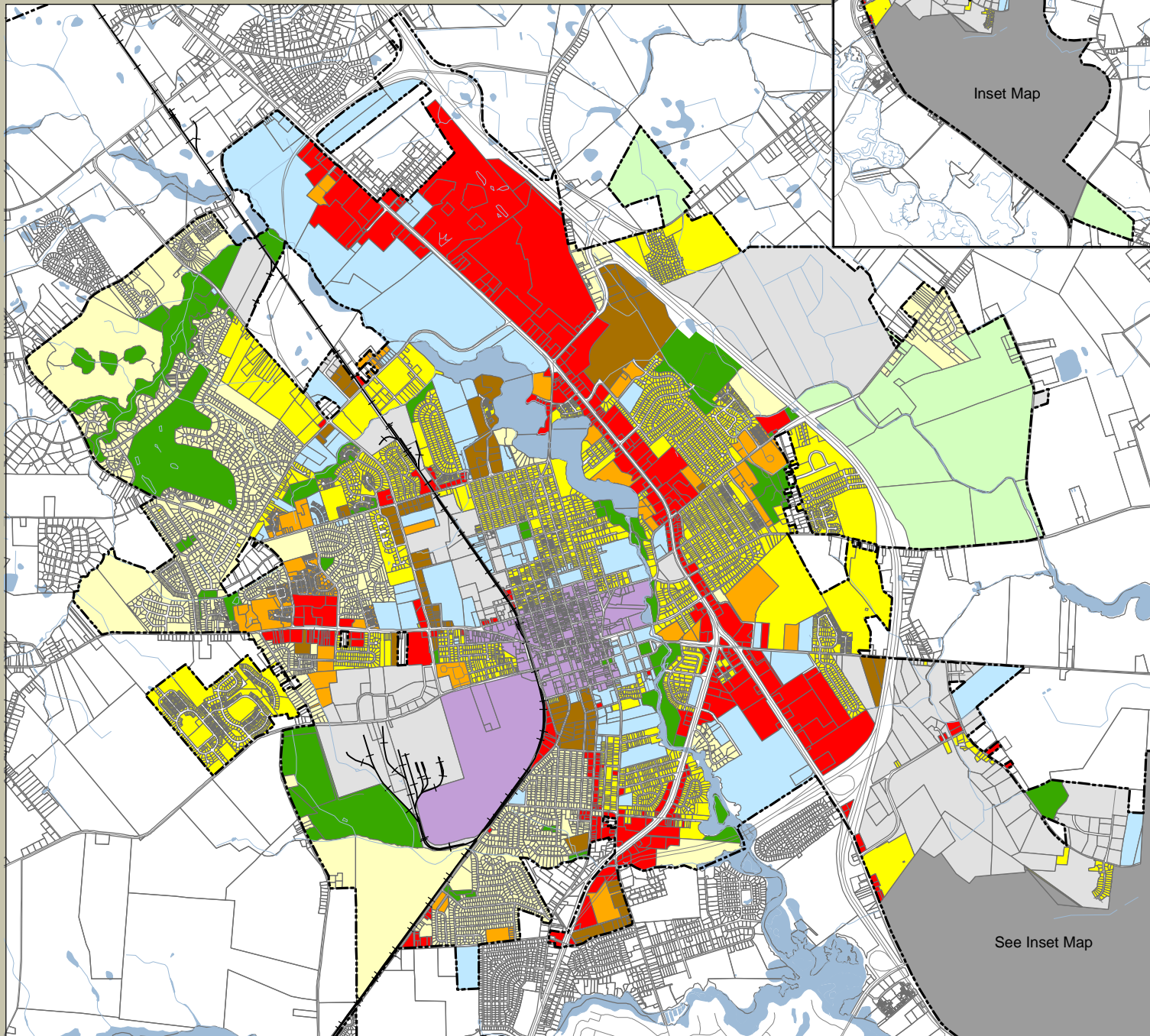
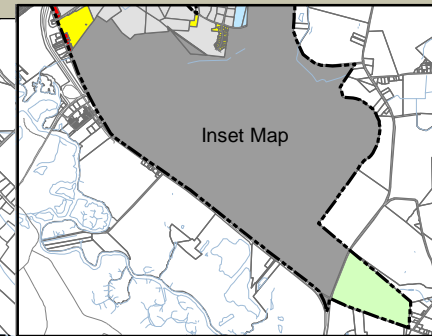
James J. Galvin, Jr., AICP  
Director, Planning and Inspections

cc: Tony Ashburn, Tony Ashburn and Son, Inc.



# City of Dover, Delaware

## Map 11-1 Land Development Plan



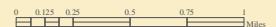
- Municipal Boundaries
- Roads
- Hydrology
- Lakes, Ponds, & Rivers

### Land Use Types

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Dover AFB
- Mixed Use
- Industrial and Public Utilities
- Institutional
- Office and Office Parks
- Open Space
- Conservation Recreation
- Active Agriculture
- Water
- No Land Use Data
- Non Dover



September 2003

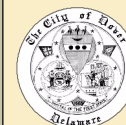


### Sources:

Base map - Delaware Department of Transportation centerline file, 2001.  
Created from Digital Orthophoto Quarter Quads, 1997.  
Hydrology - USGS 7.5 Minute Series Topographic Maps. Created in cooperative agreement between the State of Delaware and the USGS, 1991-1993.  
Future Land Development - Kent County Department of Planning Services, 2003.  
Kent County Parcels - Kent County Department of Planning Services, January 2003.

### Note:

This map is provided by the Institute for Public Administration (IPA) solely for display and reference purposes and is subject to change without notice. No claims, either real or assumed, as to the absolute accuracy or precision of any data contained herein are made by the IPA, nor will the IPA be held responsible for any use of this document for purposes other than which it was intended.



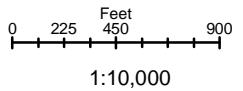
See Inset Map

# Preliminary Land Use Service (PLUS)

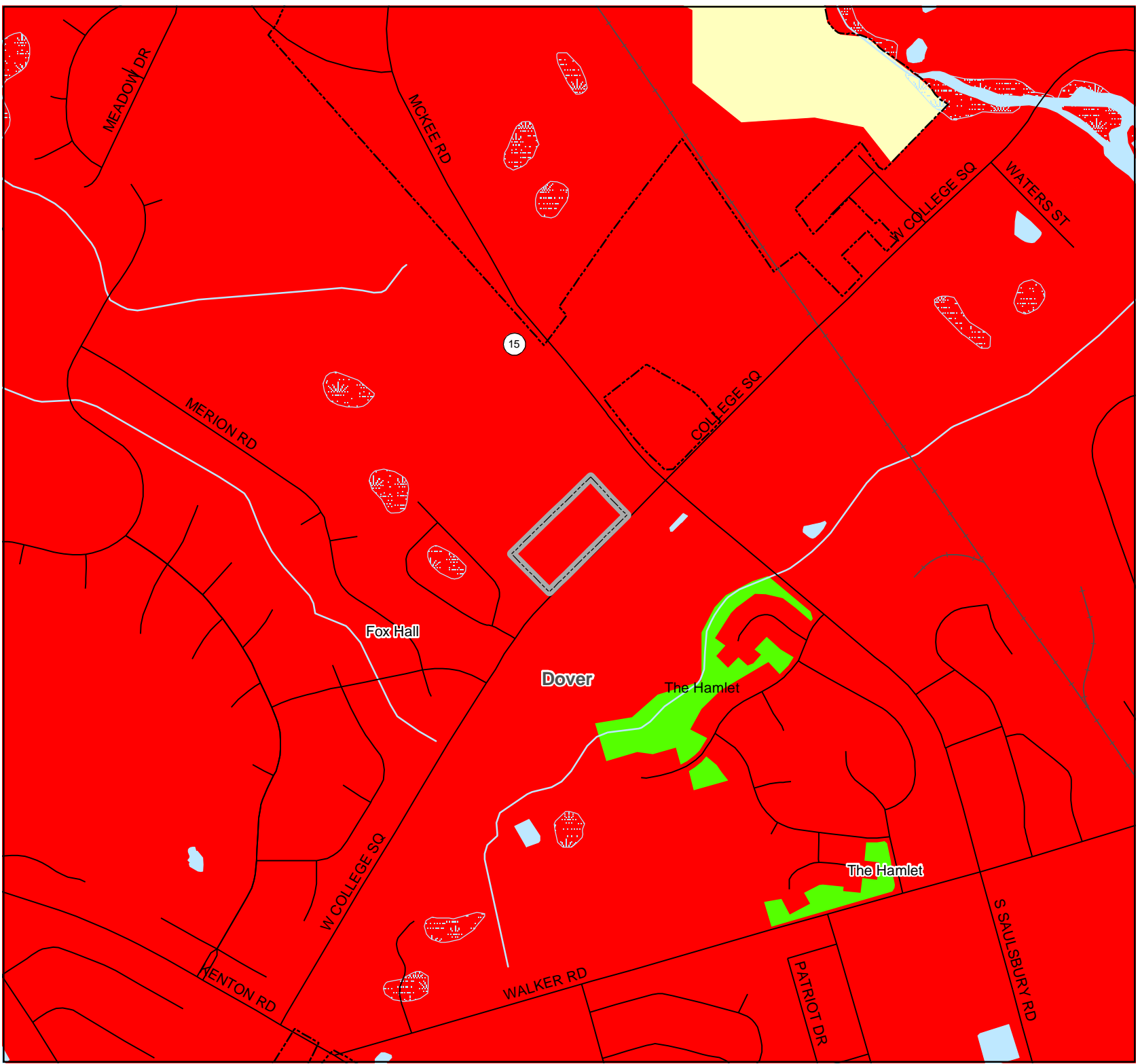
## Dover College Rd. Rezoning

2004-05-07

- Project Area
  - Municipalities
  - Public-Owned
  - Ag District
  - Purchased Dev. Rights
- State Strategy Level**
- Community
  - Developing Area
  - Secondary
  - Sensitive
  - Rural



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# Preliminary Land Use Service (PLUS)

## Dover College Rd. Rezoning

### 2004-05-07

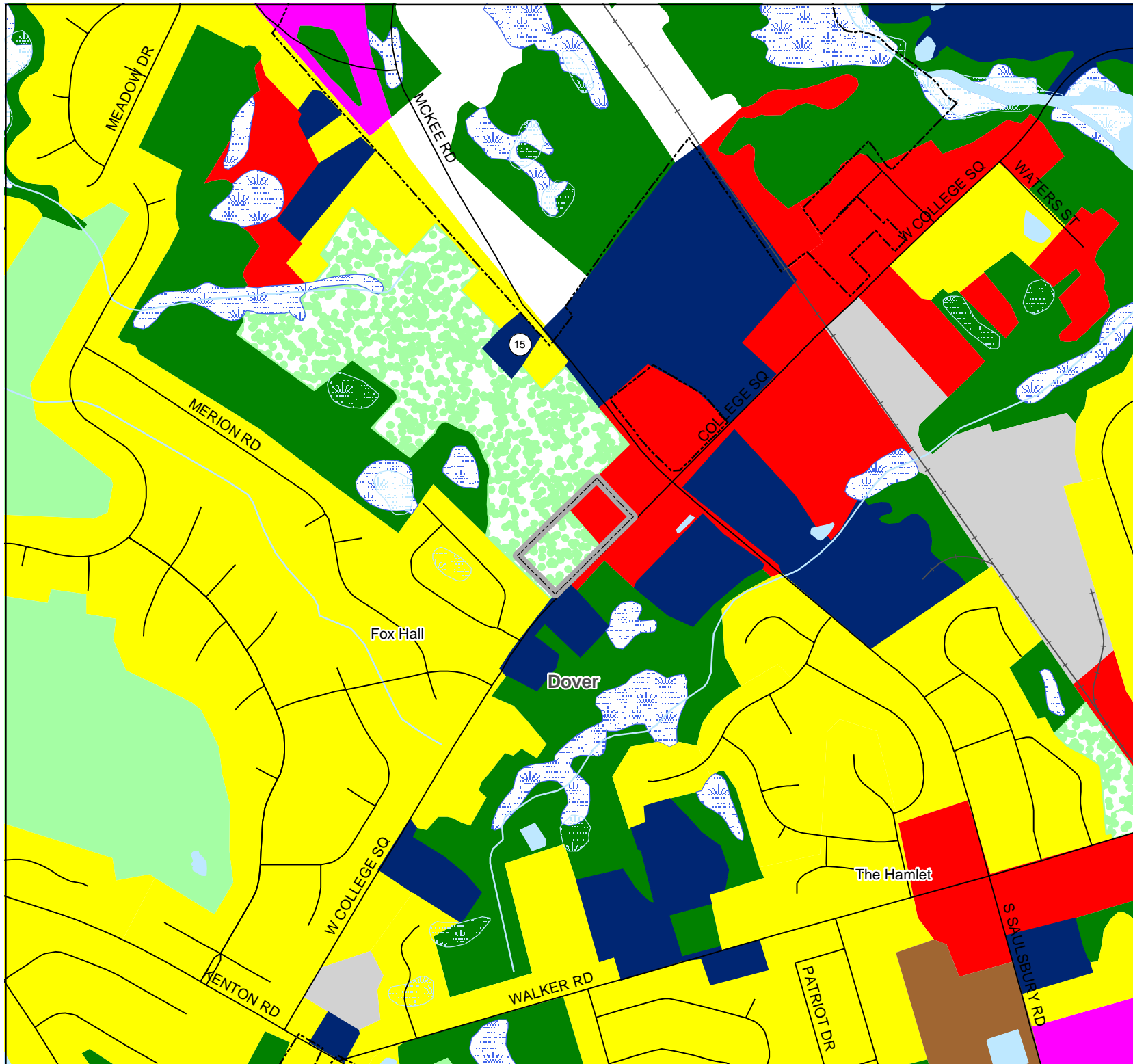
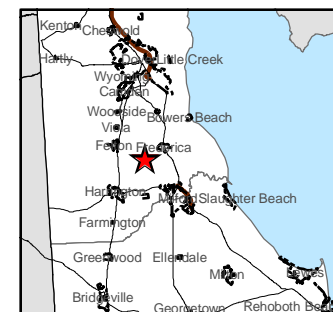
-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition

0 225 450 900  
Feet

1:10,000



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# Preliminary Land Use Service (PLUS)

## Dover College Rd. Rezoning

### 2004-05-07

2002 False-Color  
InfraRed Orthophotography



1:10,000



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